This instrument prepared by:
Travenia A. Holden- Attorney and Counselor at Law
HOLDEN LAW OFFICE
1037 West Main Street
Lebanon, TN 37087
615.453.7551

This document is exempt from privilege tax pursuant to T.C.A. §67-4-409(a)(3)(D) (Executor's deed to implement a testamentary devise by the decedent).

Karen Johnson Davidson County
Batch# 404082 DEEDQC
05/21/2020 09:27:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200521-0052771

EXECUTRIX'S DEED

Address new owner as:
Karen Cummins-Marks
337 Sunrise Circle
Mt. Juliet, TN 37122

Send Tax Bills To:
Same

Map & Parcel ID#
081 10 0 061.00

Vera Cummins died on September 3, 2019, leaving a Last Will and Testament dated January 27, 1989. The Last Will and Testatment of Vera Cummins was admitted to Probate on February 27, 2020 in the Seventh Circuit Court for Davidson County, Tennessee, Case No: 20P300.

In accordance with Item III of the Last Will and Testatment of Vera Cummins, I, Karen Cummins-Marks a/k/a Karen Cummins, Executrix, do hereby assign, transfer, convey and quitclaim a life estate in the house and lot at 2621 Delk Avenue, Nashville, Tennessee 37002, household furnishings and appliances to Kevin Douglas Cummins, and do assign, transfer and quitclaim unto Karen Cummins-Marks a/k/a Karen Cummins, her heirs successors and assigns, all right, title and remainder interest in the house and lot at 2621 Delk Avenue, Nashville, Tennessee 37002, household furnishings and appliances and to a certain tract or parcel of land in Davidson County, Tennessee, more fully described below:

> Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Normal Heights, as of record in Book 2331, Page 21, Register's Office for said County, as conveyed by deed from Richland Development Company, Incorporated, to Norsell Cummins and Wife Vera (sic) L. Cummins, dated August 30, 1955, filed for record September 21, 1955, in Book 2451, page 3, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Vera Lee Cummins by Deed from Norsell Cummins, in connection with their divorce, as shown of record in Record Book 4775 Page 483, in the Register's Office for Davidson County, Tennessee.

Upon the death of Kevin Douglas Cummins, Karen Cummins Marks a/k/a Karen Cummins, shall have an undivided fee simple interest in the house and lot at 2621 Delk Avenue, Nashville, Tennessee, 37202 as well as the household furnishings and appliances located at 2621 Delk Avenue, Nashville, Tennessee 37002.

This is improved property known as 2621 Delk Avenue, Nashville, Tennessee, 37202.

WITNESS my hand this 19th day of May 2020.

Karen Cummins-Marks, Executrix

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN CUMMINS-MARKS**, Executrix, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May 2020.

NOTARY PUBLIC

TRICIA L DITTMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 02/21/2022